

**INDIVIDUAL PROPERTY/DISTRICT
MARYLAND HISTORICAL TRUST
INTERNAL NR-ELIGIBILITY REVIEW FORM**

Property/District Name: Welling House Survey Number: G-IV-A-219

Project: US 219/Oakland Vicinity Improvement Project Agency: MSHA

Site visit by MHT Staff: ☐ No ☐ Yes Name _____ Date _____

Eligibility recommended ☐ Eligibility **not** recommended ☒

Criteria: ☐ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ None

Justification for decision: (Use continuation sheet if necessary and attach map)

Historical documentation does not indicate that this resource is associated with Criterion A, broad patterns of history or a significant event or Criterion B, an important person who contributed to local or state history. The property does not embody distinctive characteristics of a type, period, or method of construction nor does it represent the work of a master or possess high artistic value; therefore, Criterion C, architecture, does not apply. Lastly, the property is unlikely to yield information which contributes to our understanding of human history.

Document on the property/district is presented in: Historic Structures Inventory and Determination of Eligibility Report


(KCI/MSHA 1997)

Prepared by: Helen P. Ross, KCI Technologies, Inc.


Reviewer, Office of Preservation Services

5/1/98
Date

NR program concurrence: ☒ yes ☐ no ☐ not applicable


Reviewer, NR program

^
Date

Welling House
G-IV-A-219
5362 Hutton Road
Oakland Vicinity
1940
Private

The Welling House is located on the east side of MD 39 at 5362 Hutton Road. The original single story, wood frame, side-gable roofed main block has a three-bay-wide facade and an interior brick chimney stack. In the 1980s the south and east elevations were extended to incorporate additional living space.

The Welling House, built in 1940 according to county tax records, is associated with a settlement expansion pattern in fringe areas outside the town limits of Oakland. Although altered by modern additions, the main block is typical of mid-twentieth century domestic architecture.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. G-IV-A-219

1. Name of Property (indicate preferred name)

historic

other Welling House

2. Location

street & number 5362 Hutton Road

not for publication

city, town Oakland

☒ vicinity

county Garrett

3. Owner of Property (give names and mailing addresses of all owners)

name William R. & Tammy S. Welling

street & number 5362 Hutton Road

telephone

city, town Oakland

state and zip code MD 21550

4. Location of Legal Description

courthouse, registry of deeds, etc. Land Records Office

tax map and parcel 78-79

city, town Oakland

liber and folio 529/42

5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District
☐ Contributing Resource in Local Historic District
☐ Determined Eligible for the National Register/Maryland Register
☐ Determined Ineligible for the National Register/Maryland Register
☐ Recorded by HABS/HAER
☐ Historic Structure Report or Research report at MHT
☐ Other:

6. Classification

Category

- ☐ district
☒ building(s)
☐ structure
☐ site
☐ object

Ownership

- ☐ public
☒ private
☐ both

Current Function

- ☐ agriculture
☐ commerce/trade
☐ defense
☒ domestic
☐ education
☐ funerary
☐ government
☐ health care
☐ industry
☐ landscape
☐ recreation/ culture
☐ religion
☐ social
☐ transportation
☐ work in progress
☐ unknown
☐ vacant/not in use
☐ other:

Resource Count

Contributing	Noncontributing	
<u>1</u>	<u>2</u>	buildings
<u>0</u>	<u>1</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>3</u>	Total

**Number of Contributing Resources
previously listed in the Inventory**0

7. Description

Inventory No. G-IV-A-219

Condition

☐ excellent ☐ deteriorated
☐ good ☐ ruins
☐ fair ☒ altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

The Welling House is located on the east side of MD 239 at 5362 Hutton Road. The rear or east side of the property is bounded by a sharp descending hill, a board fence on the south elevation, the road's edge of pavement to the west, and a gravel driveway to the north. The dwelling sits back from and parallel to the road.

The original single story, wood frame, side-gable roofed main block has a three-bay-wide facade and an interior brick chimney stack. In the 1980's the south and east elevations were extended to incorporate additional living space. The entire house is covered with painted wood shingle siding and the roof is sheathed with asphalt shingles. A rusticated pattern concrete block foundation wall supports the c. 1940 main block while modern concrete block is found under the modern wing.

There are two window types: 3/1 light double hung sashes which are original; and modern, single-light, double hung units. The projecting gable-roofed facade entrance has a nine light and wood mullion door which is approached by four concrete steps. At the rear, a wood frame deck encircles an above ground swimming pool. Located behind the pool are two modern outbuildings. The larger of the two is a two story concrete block, gambrel roofed shop building and the other building is a single story, frame, shed-roofed shed.

8. Significance

Inventory No.

G-IV-A-219

Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other:

Specific dates	1940	Builder/Architect	Unknown
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Evaluation for:

☒ National Register ☐ Maryland Register ☐ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance reports, complete evaluation on a DOE Form - see manual).

The Welling House, built in 1940 according to county tax records, is associated with a settlement expansion pattern in fringe areas outside the town limits of Oakland. Increasing popularity of the automobile in the 1920's and 1930's prompted the construction of new and improved road networks through, in some cases, previously used agricultural lands. In the mid 1930's, Hutton Road was realigned to its existing location and it in turn, helped spur residential development. Although altered by modern additions, the main block is typical of mid-twentieth century domestic architecture.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. G-IV-A-219

Name
Continuation Sheet
Number 8 Page 1

HISTORIC CONTEXT:

MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA

Geographic Organization:	Western Maryland
Chronological/Developmental Period(s):	Modern Period A. D. 1930 - Present
Historic Period Theme(s):	Architecture, Landscape Architecture & Community Planning
Resource Type:	
Category:	Building
Historic Environment:	Urban
Historic Function(s) and Use(s):	Dwelling
Known Design Source:	None

9. Major Bibliographical References

Inventory No. G-IV-A-219

(See Continuation Sheet)

10. Geographical Data

Acreage of property 0.40 acres

Acreage surveyed 0.40 acres

Quadrangle name Oakland, MD-WVA

Quadrangle scale 1:24,000

Verbal boundary description and justification

Parcel 79, Map 78, District 14

11. Form Prepared By

name/title Helen P. Ross, Architectural Historian

organization KCI Technologies, Inc.

date 3-17-97

street & number 10 North Park Drive

telephone 410-316-7857

city or town Hunt Valley

state and zip code MD 21030-1888

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032
410-514-7600

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Name

Continuation Sheet

Number 9 Page 1

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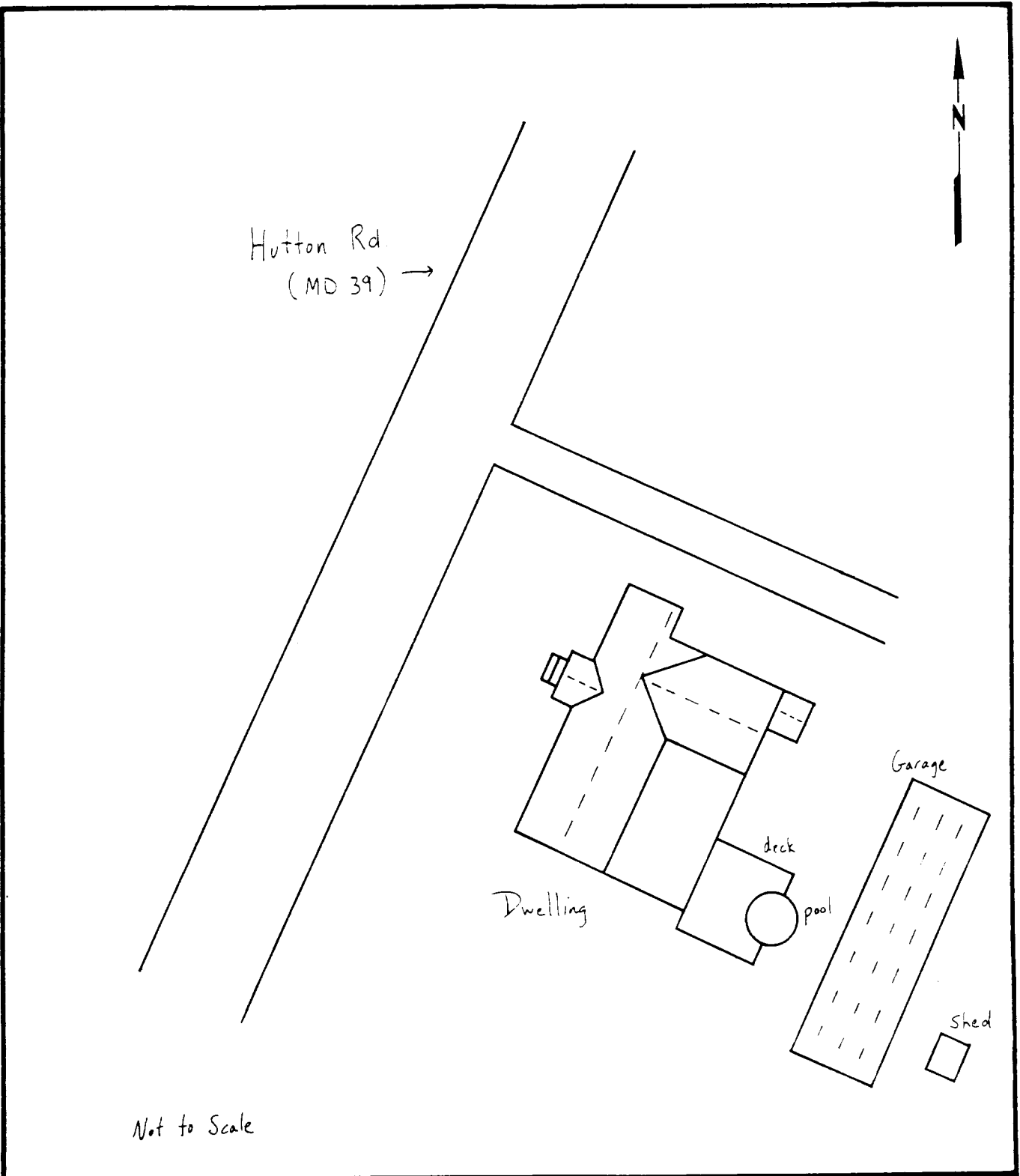
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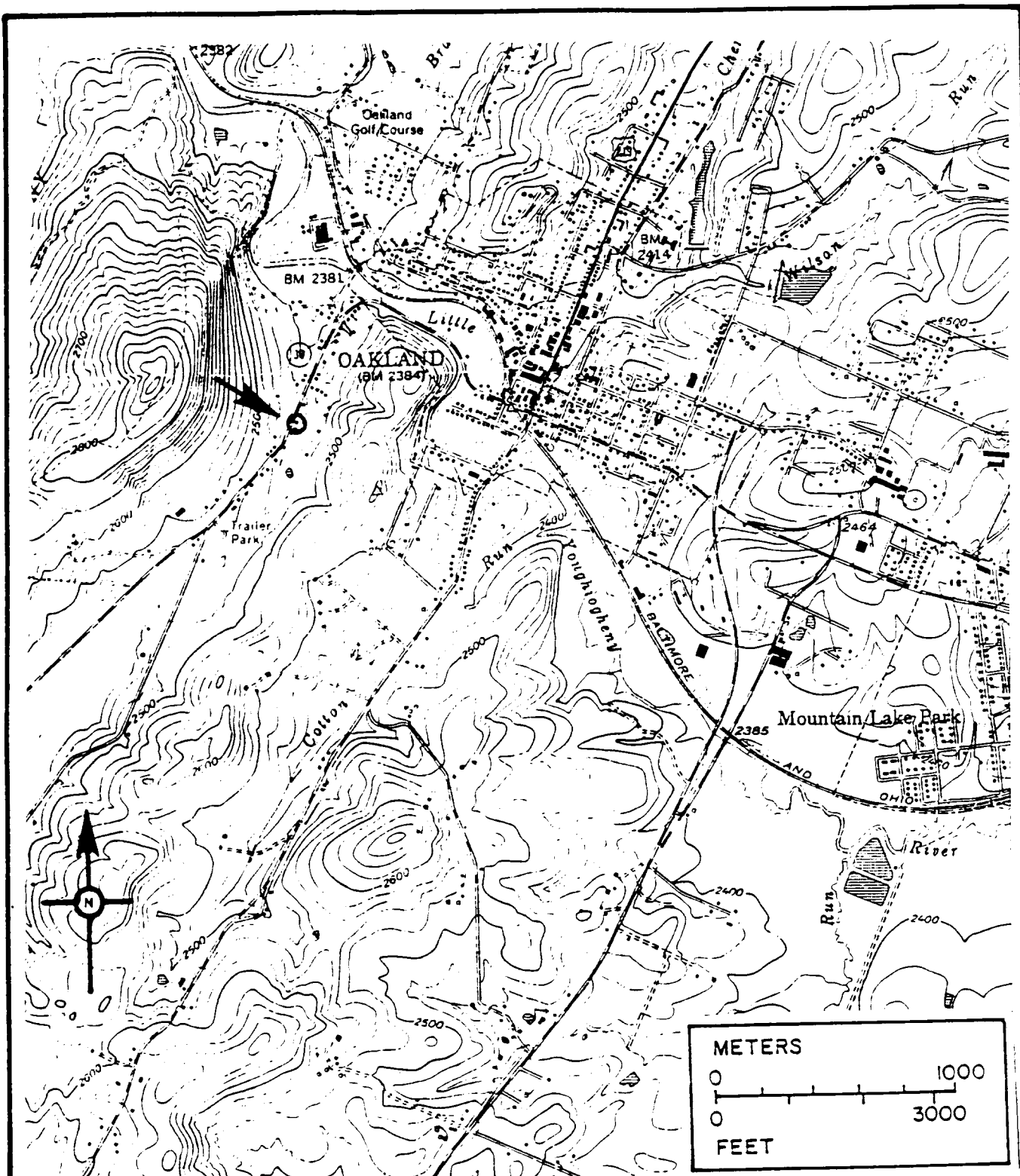


Not to Scale



Resource Sketch Map

G-IV-A-219
William R. & Tammy S. Welling House
Oakland Vicinity, Garrett County



Location Map



G-IV-A-219
 William R. & Tammy S. Welling House
 Oakland Vicinity, Garrett County
 Oakland, MD-WVA Quadrangle Map (USGS 1974)



G-IV-A-219

CORRETT COUNTY, MD

HELEN ROSS

1/19/97

MD SHPO

WTS ELEVATION LOOKING NE

1 OF 4



G-IV-A-219

GARRETT COUNTY, MD

HELEN ROSS

1/19/97

MD SHPO

SE+NE ELEVATIONS LOOKING W

2 OF 4



G-IV-A-219

GARRETT COUNTY, MD
HELEN ROSS

1/19/97

MD SHPO

N ELEVATION LOOKING S

3 OF 4



G-IV-A-219

GARRETT COUNTY MD
HELEN ROSS
1/19/97
MD SHPO

N+W ELEVATIONS LOOKING SE

4 OF 4